

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2024/0028  
Our ref: D3.2024.0028  
Date: 7<sup>th</sup> February 2024

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2024/0028**

Address: **Seedalls Farmhouse Eaves Hall Lane West Bradford Clitheroe BB7 3JG**

Proposal: **Change of use of domestic garage and store to two-bedroom holiday accommodation.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

#### **Further Information**

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

### **Advice to Local Planning Authority**

#### **Introduction**

The Local Highway Authority (LHA) have been consulted on an application for the change of use of a domestic garage and store to a two-bedroom holiday accommodation at Seedalls Farmhouse, Eaves Hall Lane, West Bradford.

The LHA are aware of the most recent planning history associated with the site, with the applications being listed below:

3/2021/0882- Proposed extension, replacement porch, alterations to dwelling, replacement of outbuildings with annex and garage/store. Permitted 17/11/2021.



## **Site Access**

The site will continue to utilise an existing unadopted access track located off Eaves Hall Lane which is an unclassified road subject to a 60mph speed limit. The unadopted access track currently serves the farm and Public Footpath FP0344007. While Eaves Hall Lane also serves Bridleway BW0344003.

The LHA are aware that Eaves Hall Lane, for most of the adopted highway's length is single tracked in nature. However, the LHA have reviewed Appendix 1 within the Planning Statement provided by Judith Douglas which shows that the road has 9 passing places along its length which allows two-way movements to occur. The LHA have validated this by conducting a site visit and agree that the road has a minimum of 9 passing places along its length. The track also has good inter-visibility between each place allowing vehicles to see each other before meeting. Therefore, given that the adopted highway provides an adequate number of formal and informal passing places and the proposal is only small scale in nature generating a small number of trips, the LHA do not have any concerns that the proposal will have a material impact on the adopted highway.

The LHA will however, request that the unadopted access track which serves the farm and Public Footpath FP0344007, provides a minimum of one passing place along its length. The passing place should be a minimum of 2m x 15m in length, given that agricultural traffic will continue to use the track when servicing the farm. This passing place should be shown on a revised plan.

## **Internal Layout**

The LHA have reviewed drawing number PL0002 titled "Existing and Proposed Site Plans" which shows that 2 car parking spaces can be provided for the 2 bed holiday cottage. The parking arrangements complies with the parking guidance as defined within the Joint Lancashire Structure Plan.

However, the LHA require the holiday cottage to provide some form of cycle storage facility for the occupants. This facility should be shown on a revised plan.

## **Conclusion**

The LHA require the following, before the LHA can have no objection to the proposal. A drawing showing:

- A minimum of one passing place measuring 2m x 15m in length along the unadopted, access track which serves the site.
- Cycle storage facility for the holiday cottage.

Yours faithfully

Ryan Derbyshire  
Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council

